



Archers Lodge | Whichert Close, Knotty Green, Beaconsfield, HP9 2TP

The **Frost** Partnership



# Archers Lodge

Whichert Close, Knotty Green  
Beaconsfield, Buckinghamshire  
HP9 2TP

An attractive individual detached show house built in recent years, c 4,700 sq ft, offering well-proportioned accommodation situated on the outskirts of Beaconsfield New Town approximately 1 mile from the station.

## GROUND FLOOR

\* reception hall \* cloakroom \* sitting room \* dining room \* study \* family room \* kitchen/breakfast room \* utility room

## FIRST FLOOR

\* spacious landing \* master bedroom suite with en suite bathroom \* four further bedrooms\*three en suites \* family bathroom

## SECOND FLOOR

\* further bedroom \* annexe/games room with kitchen area \* shower room

## OUTSIDE

\* landscaped rear garden with sandstone patio \* outside sound system \* garage \* parking

AGENTS NOTE Energy Efficiency Rating – C. Please contact us for a full copy of the Energy Performance Certificate (EPC).

## DIRECTIONS • HP9 2TP

From the offices of The Frost Partnership proceed along the Penn Road to Knotty Green, where Whichert Close will be found on the left hand side, shortly after the left hand turning for Forty Green Road.





## LOCATION

Beaconsfield, being one of the most sought after towns within the south east of England, offers an excellent range of shopping facilities including Waitrose and Sainsbury's supermarkets and Marks and Spencer Food Hall and an excellent selection of independent retail outlets. Mainline station serving London Marylebone – fast train about 23 minutes. Beaconsfield Old Town has a variety of public houses and restaurants and easy access to the M40 Junction 2 providing further access to the M25, London, Heathrow. The area is renowned for its schooling both state and private.

## DESCRIPTION

Spacious reception hall, giving access to the principal reception rooms, with tiled floor, staircase to first floor and coats cupboard, being the central hub for the Sonos sound system, Wi-Fi and CCTV. The drawing room enjoys a double aspect over the rear garden with feature sandstone gas coal effect fire, whilst the study overlooking the front is ideal for those requiring a home office. The feature of the property is the kitchen/breakfast room which is open to the family room. A great space for entertaining with bi-fold doors to the patio and garden. A uniquely designed kitchen in oak and walnut, with curved units under granite work surfaces creating the breakfast bar area and incorporating Miele appliances including two ovens, steamer, microwave and warming drawers. The family room is of generous proportion, with bi-fold doors to the patio and garden, an ideal area for the family to relax in. The kitchen leads into the utility room with space for washing appliances and leads into a rear lobby with access to the side garden and double garage.

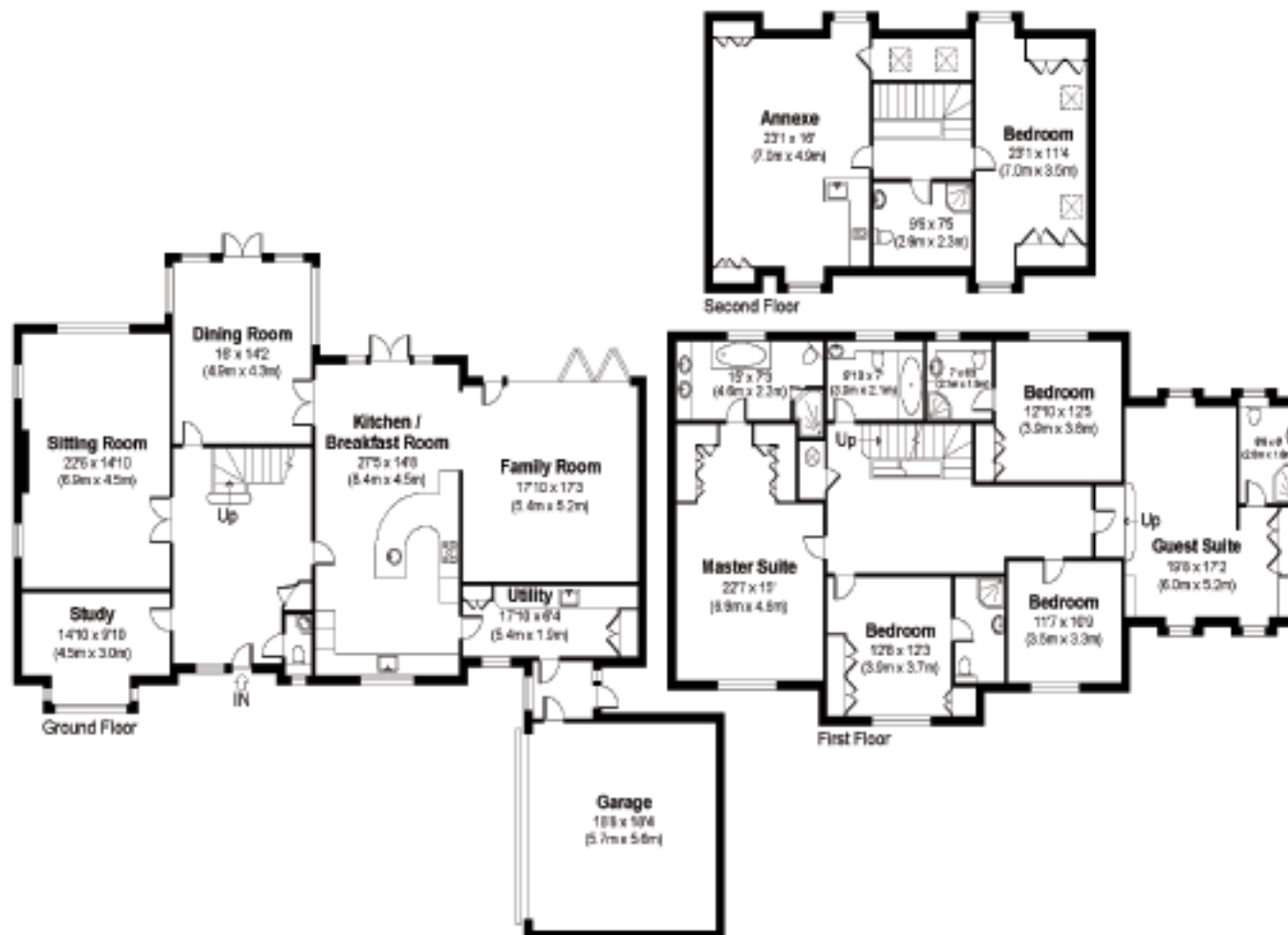
There are five bedrooms on the first floor, the master benefiting from a dressing area and impressive en suite bathroom, three further bedrooms with en suite shower rooms, and the remaining bedroom being served by a large family bathroom. On the second floor is an additional bedroom with separate bathroom, plus a games room/annexe with kitchen area. The property benefits from underfloor heating on the ground and first floors, with radiators on the second floor and an intelligent lighting system to the principal rooms and hallways.

## OUTSIDE

Timber gates with a secure entry system leading onto the driveway providing ample parking. The rear garden has been landscaped with sandstone patio and steps leading up to the lawned garden which extends to both sides of the property. Thoughtfully planted with established trees and shrubs, plus further patio areas to enjoy those sunnier days. The garden has been designed with entertaining in mind, with outside lighting and wiring for speakers.



Approx gross internal floor area 4761 sq ft/443 sq m inc garage



The **Frost** Partnership

[frostweb.co.uk](http://frostweb.co.uk)

Viewings by appointment via our  
**Beaconsfield Office:**

**T** 01494 681234 **E** [beaconsfield@frostweb.co.uk](mailto:beaconsfield@frostweb.co.uk)

1 Burkes Parade, Beaconsfield, Bucks HP9 1NN

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to the nearest 10cm and prospective buyers are advised to check these for any particular purpose, eg. fitted carpets and furniture. This material is protected by the laws of copyright. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.